

## VII. Unincorporated Areas

The unincorporated portions of King County are divided into 15 areas for six-to-ten-year land use and capital improvement planning.

This chapter provides comparative information about development activity in these areas. Following the comparative tables are one-page profiles similar to the city profiles, for 12 of the unincorporated communities. Three other areas - East King County, Eastside and Green River Valley - contain very small unincorporated populations. These are summarized on page 158.

The comparative section includes data on formal plats, short plats, building permits for new residential land capacity, and forest practices. The profiles beginning on page 145 cover the following communities:

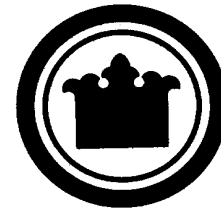
**Bear Creek**  
**East Sammamish**  
**Enumclaw**  
**Federal Way/Southwest**  
**Highline**  
**Newcastle**  
**Northshore**  
**Shoreline**  
**Snoqualmie Valley**  
**Soos Creek**  
**Tahoma/Raven Heights**  
**Vashon**

Most of the designated Planning Areas contain cities within their boundaries. The data presented in the Unincorporated Area profiles are only for the unincorporated portions of the community, unless otherwise noted.

A map displaying current population of each Planning Area is in the back of this report.

For definitions of terms used in this chapter, see pages 13-14.

## Statistical Profile: UNINCORPORATED KING COUNTY



**Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 387,000 people live in urban areas of western King County.**

### DEMOGRAPHICS

Population, 1980	503,226
Population, 1990	513,298
Population, 2000	359,469
Population Growth, 1980-1990	2%
Population Growth, 1990-2000	-30%
Households, 1990	184,048
Hhld Growth Target 1992-2012	40,000 - 50,000

#### 1990 Age Structure:

17 and under	143,556	28%
18 - 64	328,870	64%
65 and over	40,871	8%

#### Race and Ethnic Categories, 1990:

White	464,418	90%
African American	10,914	2%
Asian	28,009	5%
Hispanic*	12,745	2%

### EMPLOYMENT AND INCOME

**1999 Number of Business Units: 6,586**

#### Median Household Income:

1989 (1990 Census)	<b>\$42,310</b>
1997 (Estimated)	<b>\$70,000</b>

#### Households by Income Category, 1989:

0 - 50%	22,533	13%
50 - 80%	22,879	13%
80 - 120%	39,646	23%
120% +	88,300	51%

#### 1999 Total Jobs: 46,559

Manufacturing	4,735
Wholesale/Utilities	5,075
Retail	7,631
Finance / Services	13,370
Government/Education	6,371
AFFM/Construction	9,377
• High Tech	2,250

#### Major Businesses and Employers:

K2	School Districts	Safeway	Weyerhaeuser
QFC	King County Gov't	Albertson's	Plywood Supply

### HOUSING

**1999 Total Housing Units: 134,021**

**Single Family	114,428
Multifamily	19,593

**1990 Census Median House Value: \$146,300**

**1999 Median House Sales Price: \$225,000**

**1990 Census Median 2-Bdrm. Rental: \$490**

**1999 Median 2-Bdrm. Rental: \$790**

**1999 Total New Residential Units: 3,516**

**Single Family	2,210
Multifamily	1,306

### DEVELOPMENT ACTIVITY

		# Plats	# Lots	# Acres
1999 Formal Plats:	Applications:	29	707	217.70
	Recordings:	26	1,244	1,823.93
1999 Short Plats:	Applications:	62	156	398.30
	Recordings:	47	134	141.48

**Sources:** 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

# Unincorporated King County

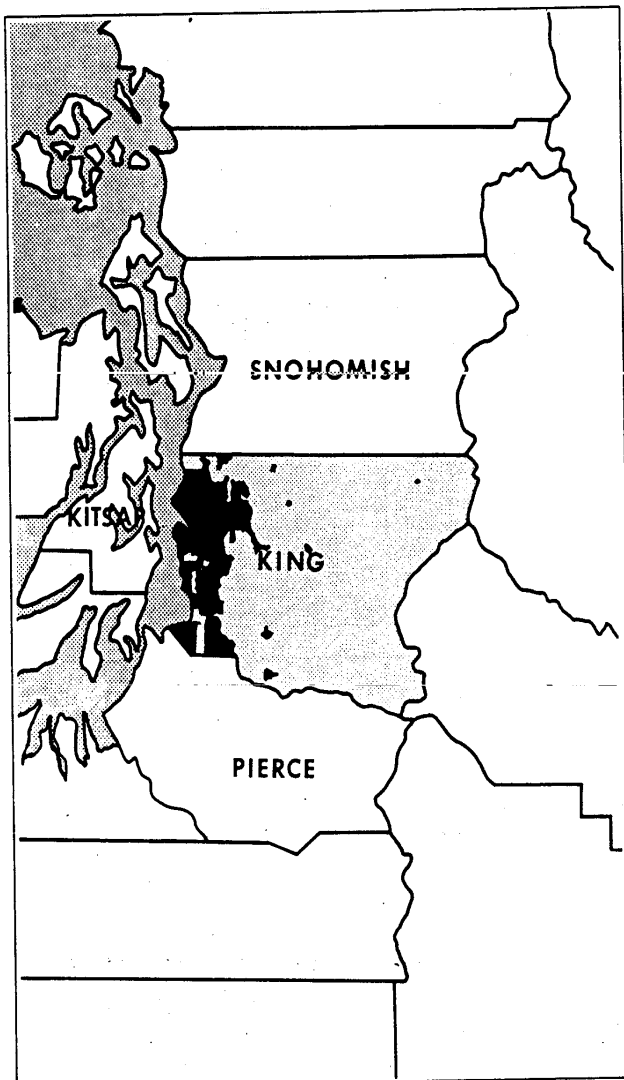
## Highlights

In the last decade, unincorporated King County experienced a net decrease of more than 150,000 people, bringing the 2000 total population to 359,469. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Presently, there has been eight cities that has incorporated with a combined total of more than 150,000 people. The formation of the city of Sammamish in 1999 was the last incorporation that further reduced the unincorporated population by 28,000.

The number of new residential units decreased 7 percent to 3,516 in 1999. The decrease was primarily due to single family, from 2,384 to 2,210 units, while multifamily construction also declined from 2,393 units to 2,260. Subdivision recordings was up 136 lots, from 1,108 lots in 1998 to 1,244 in 1999. Short plat applications and recordings both experienced an decrease in 1999.

## Plan Status

The 2000 King County Comprehensive Plan is currently being reviewed. It is scheduled to be adopted in the late fall or early winter of 2000.



## Area

1,754 Square Miles Unincorporated Area, 2,134 Square Miles Total including 39 Cities.

## Demographic Summary - Unincorporated Area

	1990	1995	1997	1998	1999	% Change 1990-1999
<b>Population</b>						
Unincorp. Area	513,300	497,400	432,100	404,900	387,100	-24.6%
Pop. per sq. mi.	277	273	242	229	220	-20.6%
<b>Households</b>						
Total	184,050	176,600	153,400	145,000	138,700	-24.6%
Household size	2.77	2.80	2.81	2.79	2.78	0.4%
<b>Housing Units</b>						
Total	192,100	185,800	161,400	152,600	147,000	-23.5%
Single family	147,100	144,800	125,300	117,150	113,000	-23.2%
Mobile homes	9,000	10,150	10,300	10,500	10,200	13.3%
Multifamily	36,000	30,850	25,800	24,950	23,800	-33.9%

## Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,289,852	387,148	1,677,000
2000 Forecast	1,322,200	364,000	1,686,200
2010 Forecast	1,433,400	423,000	1,856,400

**Note:** Forecasts assume no further incorporations after Kenmore and Sammamish in 1999. However, it is probable that the annexation will actually continue to reduce the unincorporated population.

## Residential Subdivision Activity Unincorporated King County

### Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
<b>Total 1990-1999</b>	<b>408</b>	<b>17,251</b>	<b>15,073.15</b>

### Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
<b>Total 1990-1999</b>	<b>459</b>	<b>16,308</b>	<b>11,352.99</b>

### Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
<b>Total 1990-1999</b>	<b>1,157</b>	<b>3,388</b>	<b>7,826.35</b>

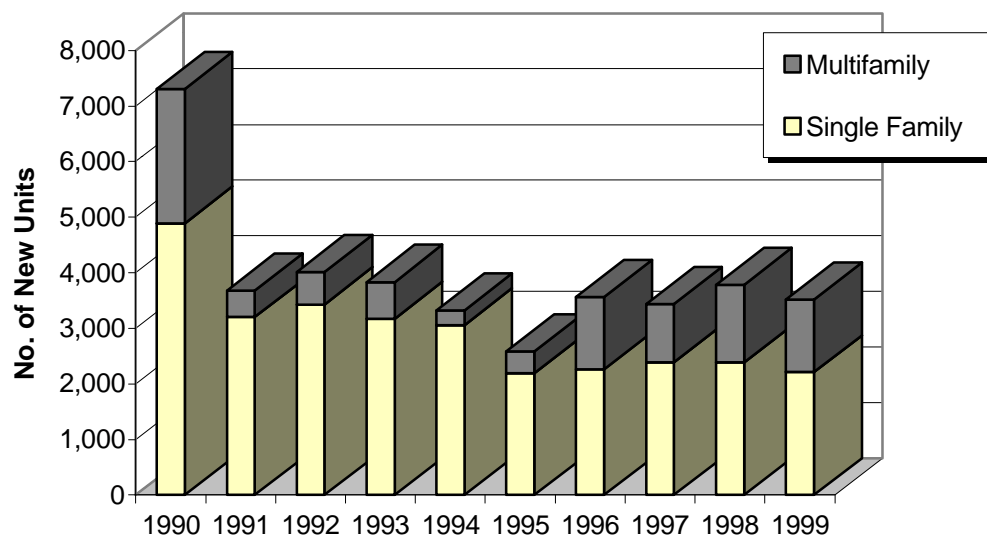
### Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
<b>Total 1990-1999</b>	<b>998</b>	<b>2,814</b>	<b>4,577.76</b>

## Residential Permits and Units Unincorporated King County

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
<b>Total 1990-1998</b>	<b>29,188</b>	<b>29,187</b>	<b>183</b>	<b>8,543</b>	<b>27,161</b>	<b>35,520</b>

### Total New Residential Units



# Transportation Concurrency Approvals

## Unincorporated King County by Community Planning Area

### In Housing Units, 1995 - 1999

#### Urban Area

Planning Area	1995		1996		1997		1998		1999	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	3,750	200	0	0	0	0	0	0	4	0
East King County	0	0	0	0	0	0	0	0	0	0
East Sammamish	2,921	1,150	1,044	1,882	1,116	1,478	82	170	66	0
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0
Federal Way	208	0	50	0	334	487	246	65	106	350
Highline	87	0	13	11	95	622	52	586	82	75
Newcastle	39	50	30	0	37	4	242	245	156	0
Northshore	190	190	135	1,546	204	660	410	192	118	24
Shoreline	4	33	0	0	0	14	0	21	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,025	565	544	460	664	303	280	570	321
Tahoma/Raven Heights	246	320	2	0	652	0	0	320	0	0
<b>TOTAL:</b>	<b>8,510</b>	<b>2,968</b>	<b>1,839</b>	<b>3,983</b>	<b>2,901</b>	<b>3,929</b>	<b>1,335</b>	<b>1,879</b>	<b>1,102</b>	<b>770</b>

#### Rural Area

Planning Area	1995		1996		1997		1998		1999	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	125	-	8	-	9	-	4	-	1	-
East King County	0	-	0	-	1	-	0	-	1	-
East Sammamish	3	-	3	-	1	-	0	-	0	-
Eastside/Gr. River Valley	0	-	0	-	0	-	0	-	0	-
Enumclaw	1	-	8	-	1	-	0	-	0	-
Newcastle	4	-	1	-	2	-	1	-	5	-
Northshore	4	-	0	-	0	-	2	-	0	-
Snoqualmie Valley	105	-	26	-	9	-	66	-	50	-
Soos Creek	31	-	8	-	18	-	28	-	20	-
Tahoma/Raven Heights	12	-	13	-	20	-	83	-	51	-
Vashon	2	-	10	-	0	-	12	-	73	-
<b>TOTAL:</b>	<b>287</b>	<b>-</b>	<b>77</b>	<b>-</b>	<b>61</b>	<b>-</b>	<b>196</b>	<b>-</b>	<b>201</b>	<b>-</b>

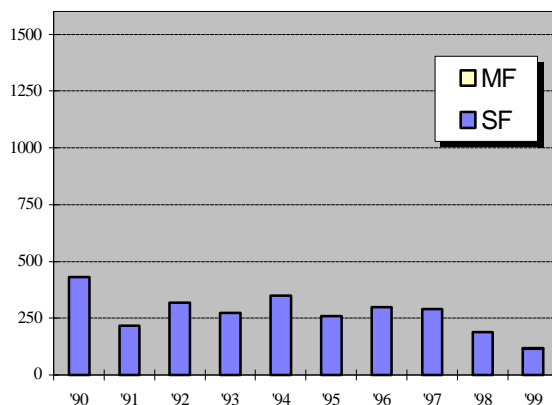
**Notes:** Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Units listed by date concurrency applications received.

**Source:** King County Department of Transportation, Planning Division, June 1999.

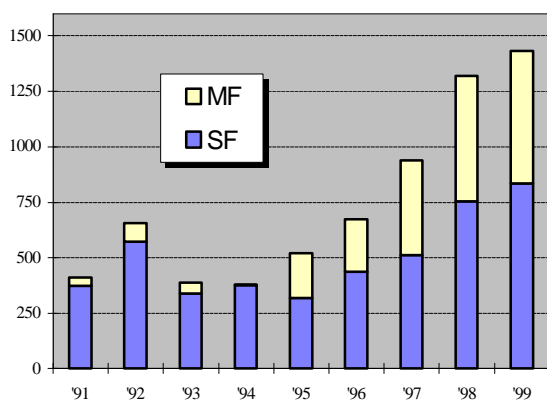
## Total New Residential Units Unincorporated King County Single Family and Multifamily, 1990 – 1999

### BEAR CREEK



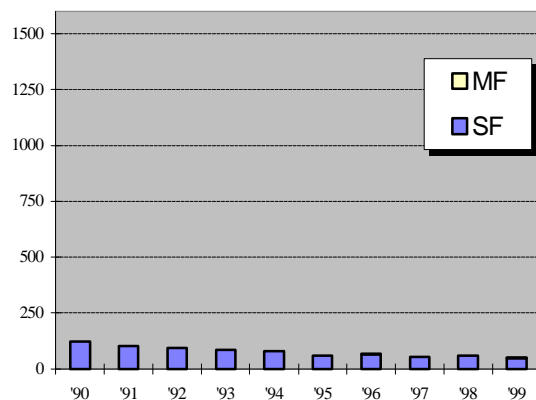
YEAR	SF	MF	TOTAL
'90	430	0	430
'91	217	0	217
'92	319	0	319
'93	272	0	272
'94	349	0	349
'95	259	0	259
'96	297	0	297
'97	289	0	289
'98	189	0	189
'99	114	4	118
<b>TOTAL</b>	<b>2,735</b>	<b>4</b>	<b>2,739</b>

### EAST SAMMAMISH



YEAR	SF	MF	TOTAL
'90	733	531	1,264
'91	375	35	410
'92	573	83	656
'93	338	51	389
'94	377	2	379
'95	319	201	520
'96	437	236	673
'97	512	427	939
'98	755	563	1,318
'99	835	597	1,432
<b>TOTAL</b>	<b>5,254</b>	<b>2,726</b>	<b>7,980</b>

### ENUMCLAW

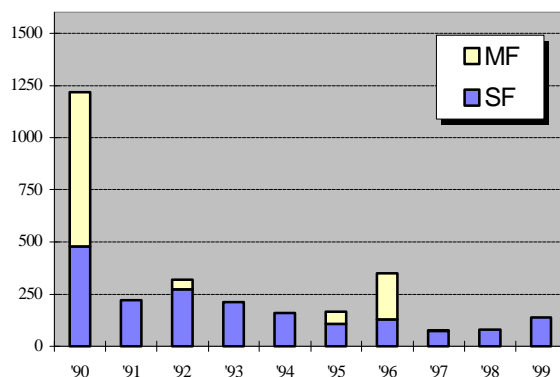


YEAR	SF	MF	TOTAL
'90	121	0	121
'91	104	0	104
'92	93	0	93
'93	85	0	85
'94	79	0	79
'95	59	0	59
'96	64	4	68
'97	54	0	54
'98	59	0	59
'99	48	2	50
<b>TOTAL</b>	<b>766</b>	<b>6</b>	<b>772</b>

# Total New Residential Units

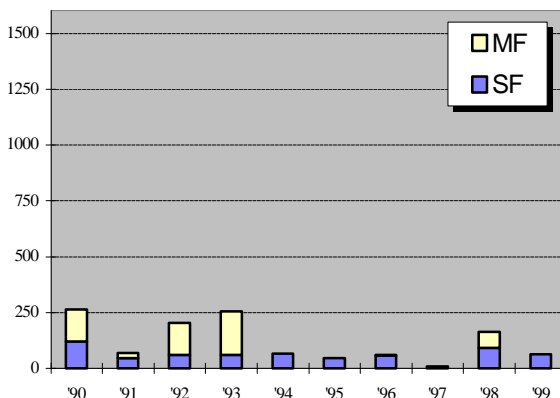
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## FEDERAL WAY / S.W.



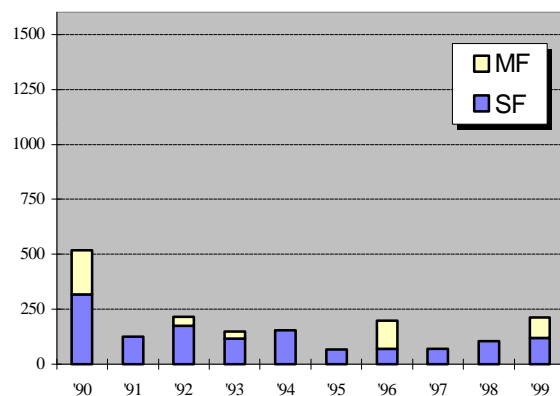
YEAR	SF	MF	TOTAL
'90	477	741	1,218
'91	221	0	221
'92	273	46	319
'93	212	0	212
'94	160	0	160
'95	106	60	166
'96	127	224	351
'97	73	4	77
'98	79	0	79
'99	139	0	139
<b>TOTAL</b>	<b>1,867</b>	<b>1,075</b>	<b>2,942</b>

## HIGHLINE



YEAR	SF	MF	TOTAL
'90	120	144	264
'91	47	22	69
'92	62	141	203
'93	60	194	254
'94	65	0	65
'95	47	0	47
'96	57	4	61
'97	10	0	10
'98	92	72	164
'99	64	0	64
<b>TOTAL</b>	<b>624</b>	<b>577</b>	<b>1,201</b>

## NEWCASTLE



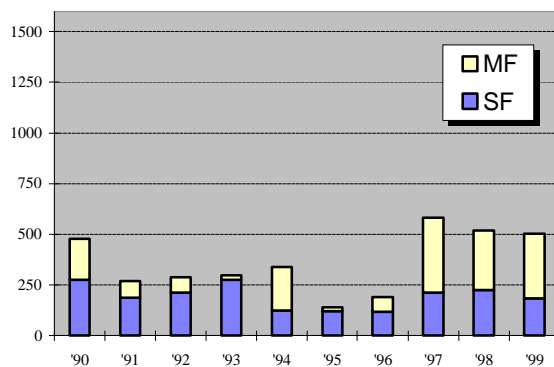
YEAR	SF	MF	TOTAL
'90	319	200	519
'91	125	0	125
'92	175	40	215
'93	118	30	148
'94	156	0	156
'95	67	0	67
'96	69	130	199
'97	71	0	71
'98	104	0	104
'99	120	94	214
<b>TOTAL</b>	<b>1,324</b>	<b>494</b>	<b>1,818</b>



# Total New Residential Units

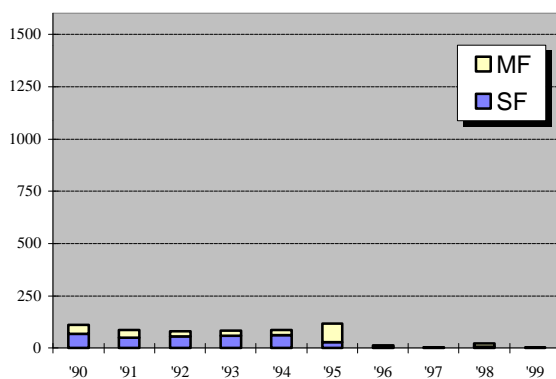
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### NORTHSHORE



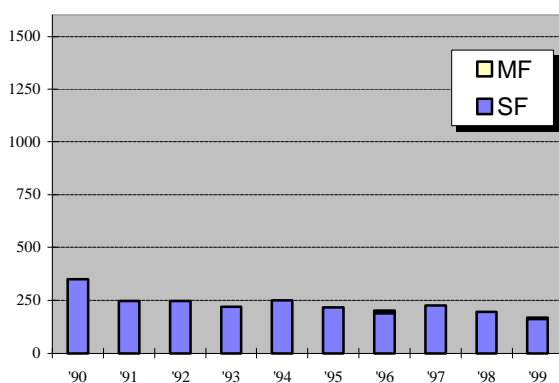
YEAR	SF	MF	TOTAL
'90	275	203	478
'91	187	81	268
'92	213	74	287
'93	275	24	299
'94	126	213	339
'95	120	21	141
'96	117	76	193
'97	215	368	583
'98	226	293	519
'99	184	319	503
<b>TOTAL</b>	<b>1,938</b>	<b>1,672</b>	<b>3,610</b>

### SHORELINE



YEAR	SF	MF	TOTAL
'90	67	44	111
'91	51	37	88
'92	55	26	81
'93	58	25	83
'94	62	25	87
'95	28	90	118
'96	3	10	13
'97	3	0	3
'98	7	14	21
'99	2	0	2
<b>TOTAL</b>	<b>336</b>	<b>271</b>	<b>607</b>

### SNOQUALMIE VALLEY

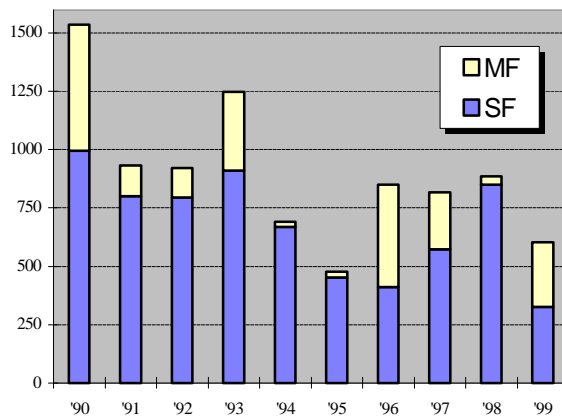


YEAR	SF	MF	TOTAL
'90	349	0	349
'91	245	0	245
'92	246	0	246
'93	221	0	221
'94	249	0	249
'95	216	0	216
'96	191	10	201
'97	227	0	227
'98	196	0	196
'99	163	6	169
<b>TOTAL</b>	<b>2,303</b>	<b>16</b>	<b>2,319</b>

## Total New Residential Units

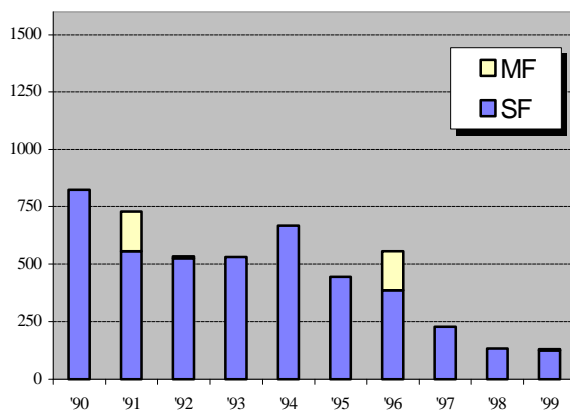
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#### SOOS CREEK



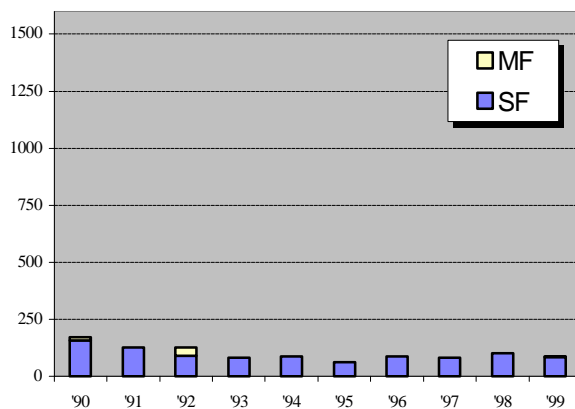
YEAR	SF	MF	TOTAL
'90	996	541	1,537
'91	801	130	931
'92	796	127	923
'93	910	337	1,247
'94	670	21	691
'95	453	24	477
'96	410	439	849
'97	572	245	817
'98	851	36	887
'99	326	278	604
<b>TOTAL</b>	<b>6,785</b>	<b>2,178</b>	<b>8,963</b>

#### TAHOMA / RAVEN HEIGHTS



YEAR	SF	MF	TOTAL
'90	824	0	824
'91	558	172	730
'92	525	10	535
'93	530	0	530
'94	669	0	669
'95	443	0	443
'96	387	170	557
'97	227	0	227
'98	134	0	134
'99	125	4	129
<b>TOTAL</b>	<b>4,422</b>	<b>356</b>	<b>4,778</b>

#### VASHON



YEAR	SF	MF	TOTAL
'90	159	12	171
'91	127	0	127
'92	91	36	127
'93	83	0	83
'94	88	0	88
'95	63	0	63
'96	87	0	87
'97	83	0	83
'98	103	0	103
'99	84	2	86
<b>TOTAL</b>	<b>968</b>	<b>50</b>	<b>1,018</b>

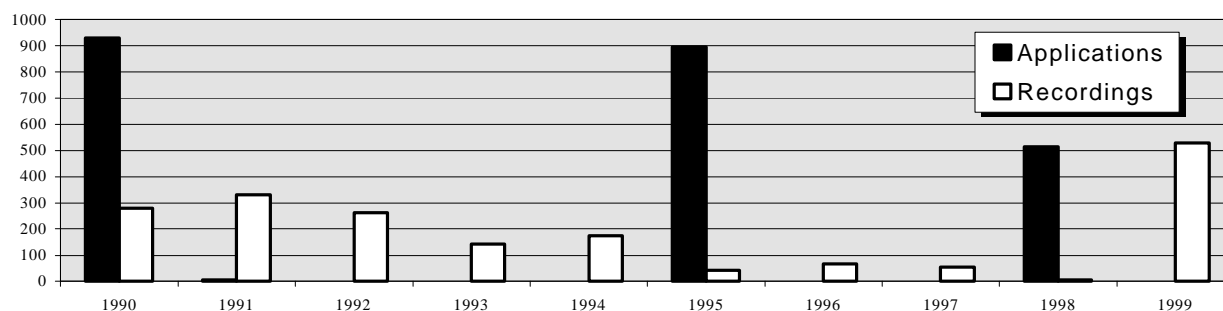
# Residential Subdivision Activity

## Unincorporated King County

### Applications and Recorded Formal Plats, 1990 - 1999

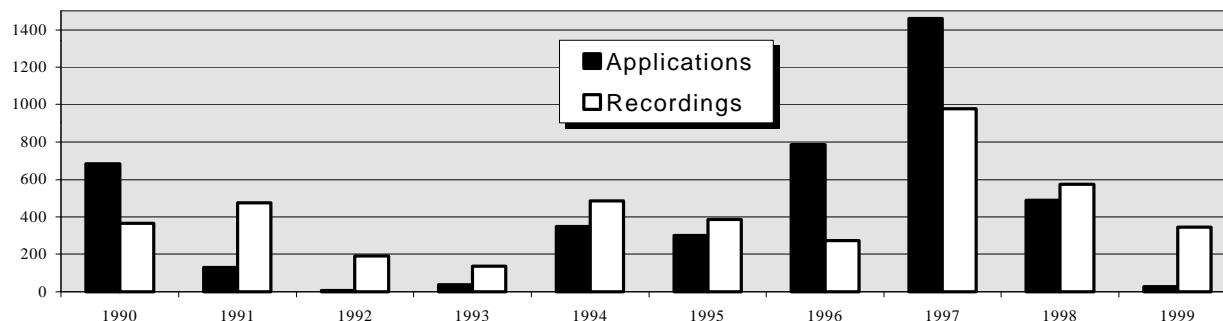
#### BEAR CREEK

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	12	931	1,517.06	9	279	440.97
1991	2	5	3.87	7	330	357.79
1992	0	0	0.00	11	263	311.32
1993	0	0	0.00	10	143	205.22
1994	0	0	0.00	8	175	191.82
1995	1	896	807.07	4	42	42.65
1996	0	0	0.00	4	67	30.92
1997	0	0	0.00	3	55	66.79
1998	1	514	265.00	1	5	3.54
1999	0	0	0.00	3	529	1352.00
<b>TOTAL</b>	<b>16</b>	<b>2,346</b>	<b>2,593.00</b>	<b>60</b>	<b>1,888</b>	<b>3,003.02</b>



#### EAST SAMMAMISH

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	16	683	2,082.48	8	366	144.23
1991	2	131	43.49	9	476	181.46
1992	1	6	2.76	7	192	281.77
1993	2	39	11.86	3	136	46.13
1994	3	350	104.11	8	486	232.77
1995	4	300	137.99	7	386	389.77
1996	9	787	255.95	5	273	185.30
1997	24	1459	598.91	11	978	492.05
1998	17	490	187.57	11	576	307.75
1999	1	29	7.33	9	347	170.58
<b>TOTAL</b>	<b>79</b>	<b>4,274</b>	<b>3,432.45</b>	<b>78</b>	<b>4,216</b>	<b>2,431.81</b>



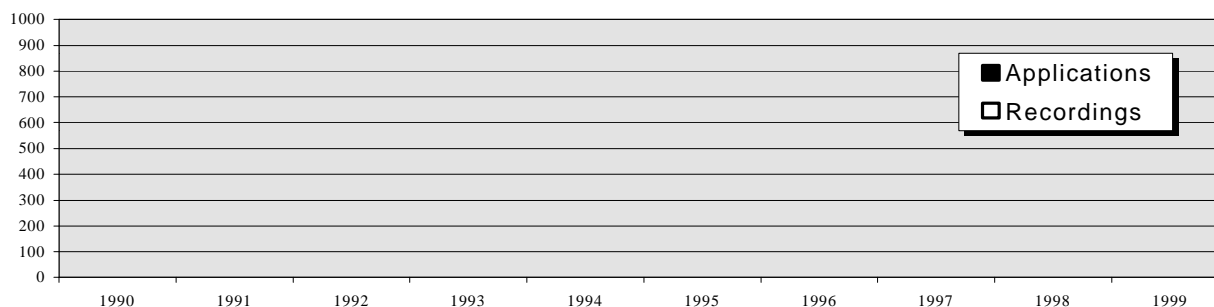


## Applications and Recorded Formal Plats

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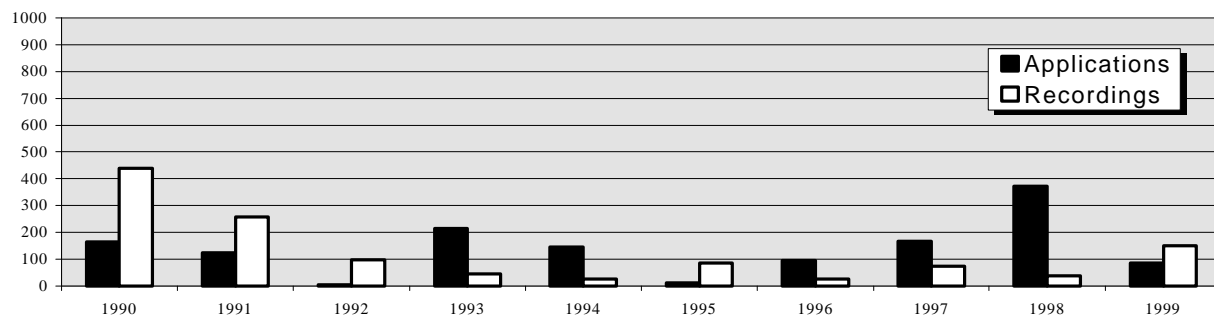
### ENUMCLAW

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	0	0	0.00	0	0	0.00
1991	0	0	0.00	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	0	0	0.00	0	0	0.00
1995	0	0	0.00	0	0	0.00
1996	0	0	0.00	0	0	0.00
1997	0	0	0.00	0	0	0.00
1998	0	0	0.00	0	0	0.00
1999	0	0	0.00	0	0	0.00
TOTAL	0	0	0.00	0	0	0.00



### FEDERAL WAY / S.W.

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	8	165	56.32	7	440	270.53
1991	4	124	37.69	4	258	72.06
1992	1	4	1.87	3	96	41.54
1993	3	214	111.85	1	44	13.30
1994	2	145	42.38	2	26	8.52
1995	1	12	2.08	4	84	38.93
1996	5	94	21.82	2	25	8.00
1997	7	167	36.92	3	73	16.65
1998	8	373	95.74	2	37	10.57
1999	3	86	22.45	5	148	76.22
TOTAL	42	1,384	429.12	33	1,231	556.32

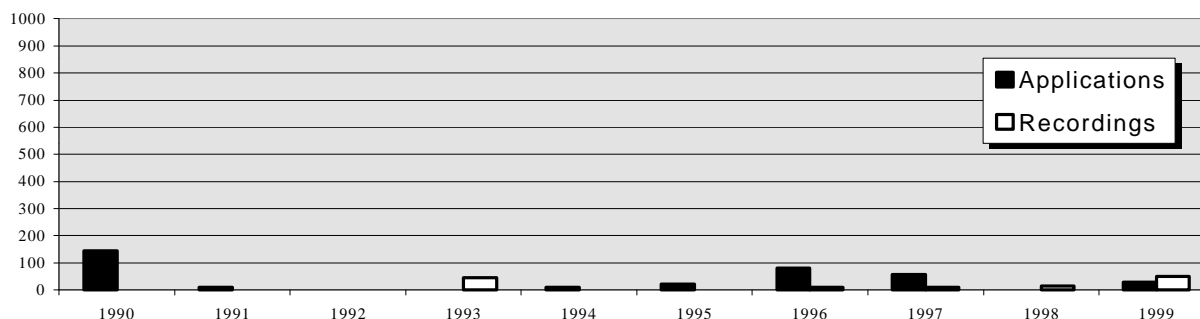


## Applications and Recorded Formal Plats

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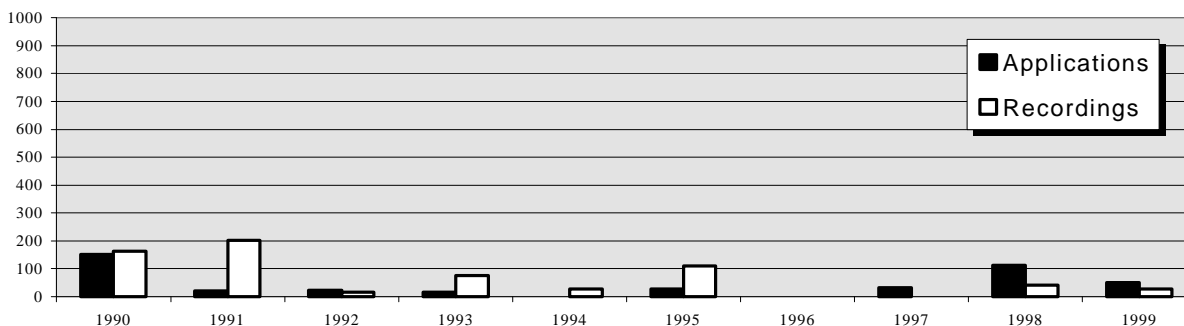
### HIGHLINE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	7	145	36.57	0	0	0.00
1991	1	9	3.60	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	1	45	10.45
1994	1	10	1.79	0	0	0.00
1995	1	22	3.25	0	0	0.00
1996	4	81	13.35	1	11	2.53
1997	1	57	14.30	1	10	1.79
1998	0	0	0.00	1	14	3.54
1999	2	29	4.41	2	50	9.25
<b>TOTAL</b>	<b>17</b>	<b>353</b>	<b>77.27</b>	<b>6</b>	<b>130</b>	<b>27.56</b>



### NEWCASTLE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	8	150	94.21	3	164	230.42
1991	2	20	24.11	4	202	296.18
1992	2	24	15.68	1	17	4.61
1993	1	16	40.11	4	75	65.17
1994	0	0	0.00	1	28	35.96
1995	1	27	6.89	5	110	200.02
1996	0	0	0.00	0	0	0.00
1997	2	33	7.50	0	0	0.00
1998	1	112	28.09	4	42	30.37
1999	1	51	12.75	1	27	6.90
<b>TOTAL</b>	<b>18</b>	<b>433</b>	<b>229.34</b>	<b>23</b>	<b>665</b>	<b>869.63</b>

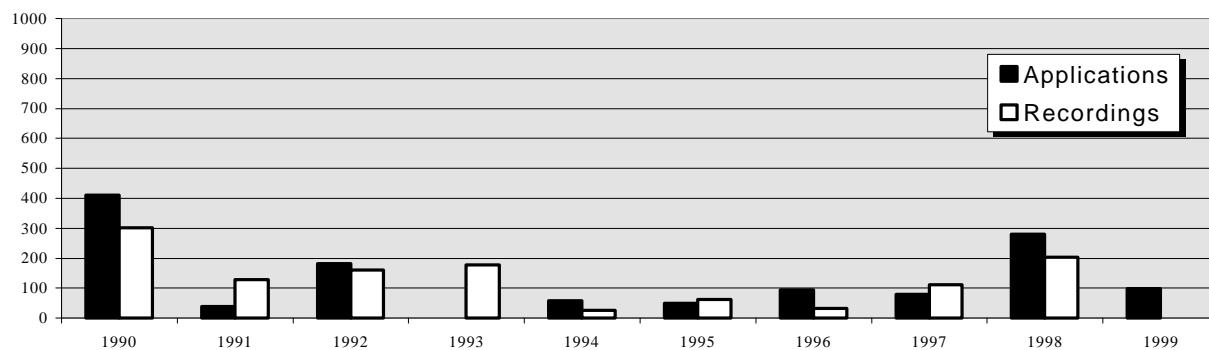


## Applications and Recorded Formal Plats

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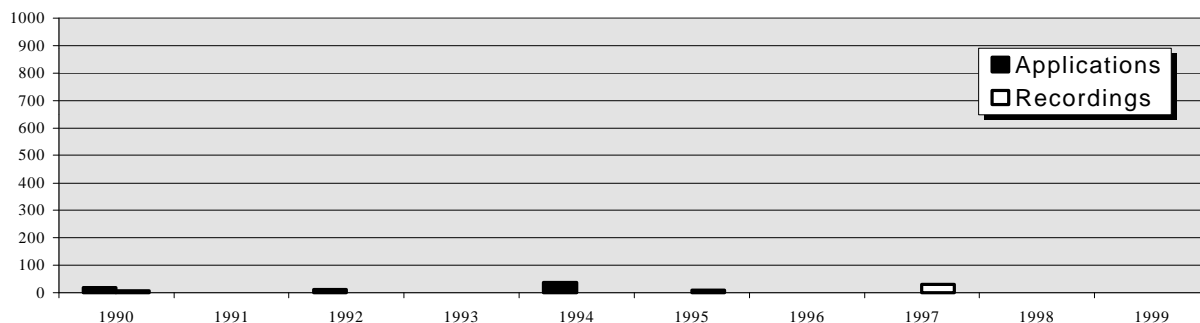
### NORTHSHORE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	21	411	172.24	9	302	101.53
1991	3	39	8.76	5	127	72.09
1992	8	183	75.25	9	160	65.37
1993	0	0	0.00	11	178	62.91
1994	2	58	13.65	2	27	6.50
1995	5	50	10.15	5	62	18.10
1996	5	95	22.25	4	33	33.06
1997	5	79	15.44	7	110	50.84
1998	11	281	54.73	8	203	83.93
1999	6	98	18.00	0	0	0.00
<b>TOTAL</b>	<b>66</b>	<b>1,294</b>	<b>390.47</b>	<b>60</b>	<b>1,202</b>	<b>494.33</b>



### SHORELINE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	2	20	3.79	1	8	1.78
1991	0	0	0.00	0	0	0.00
1992	1	13	6.40	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	2	38	6.19	0	0	0.00
1995	0	0	0.00	1	11	6.40
1996	0	0	0.00	0	0	0.00
1997	0	0	0.00	2	31	6.56
1998	0	0	0.00	0	0	0.00
1999	0	0	0.00	0	0	0.00
<b>TOTAL</b>	<b>5</b>	<b>71</b>	<b>16.38</b>	<b>4</b>	<b>50</b>	<b>14.74</b>

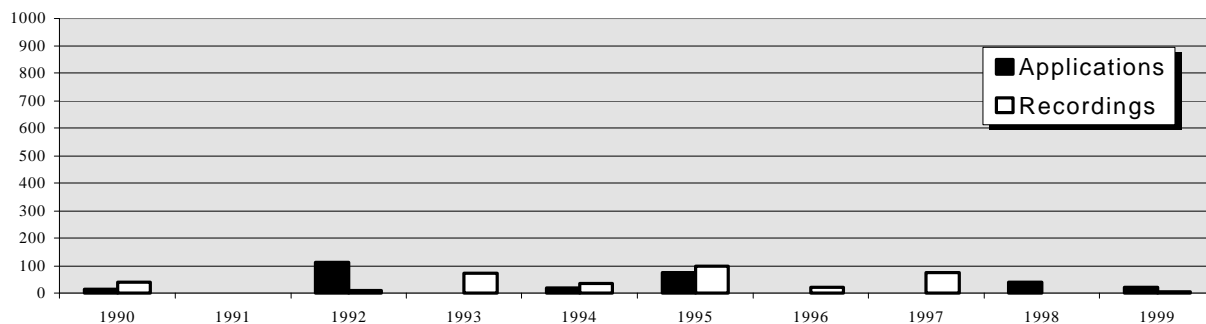


## Applications and Recorded Formal Plats

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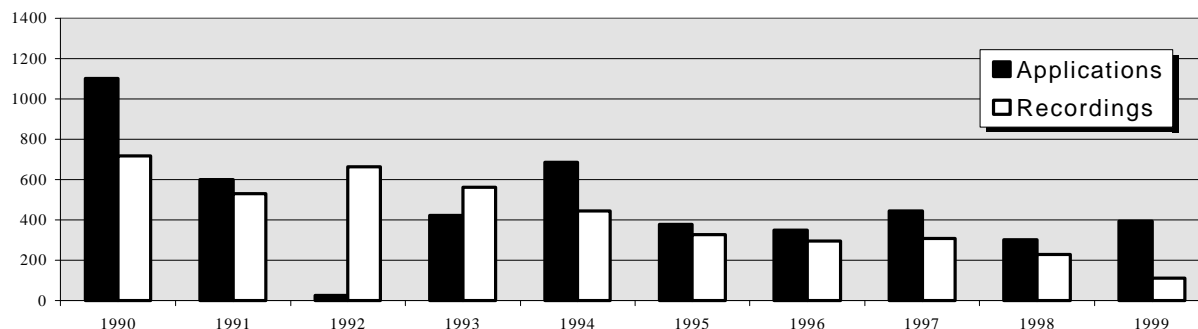
### SNOQUALMIE VALLEY

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	1	14	61.00	2	41	33.85
1991	0	0	0.00	0	0	0.00
1992	1	112	499.61	1	9	23.20
1993	0	0	0.00	4	74	159.51
1994	1	18	100.79	1	36	33.68
1995	1	76	493.84	2	100	157.17
1996	0	0	0.00	1	22	27.50
1997	0	0	0.00	1	76	534.09
1998	1	41	510.00	0	0	0.00
1999	2	21	61.81	1	6	100.79
<b>TOTAL</b>	<b>7</b>	<b>282</b>	<b>1,727.05</b>	<b>13</b>	<b>364</b>	<b>1,069.79</b>



### SOOS CREEK

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	33	1,101	450.00	21	717	231.35
1991	16	602	1,101.15	14	530	182.66
1992	1	25	495.00	19	663	200.64
1993	5	421	95.51	17	563	183.45
1994	8	686	563.01	19	443	132.87
1995	11	378	86.60	14	328	91.13
1996	8	349	80.58	7	295	12.56
1997	13	443	137.89	9	309	193.29
1998	10	302	75.75	6	231	58.77
1999	14	393	90.95	4	111	69.07
<b>TOTAL</b>	<b>119</b>	<b>4,700</b>	<b>3,176.44</b>	<b>130</b>	<b>4,190</b>	<b>1,355.79</b>



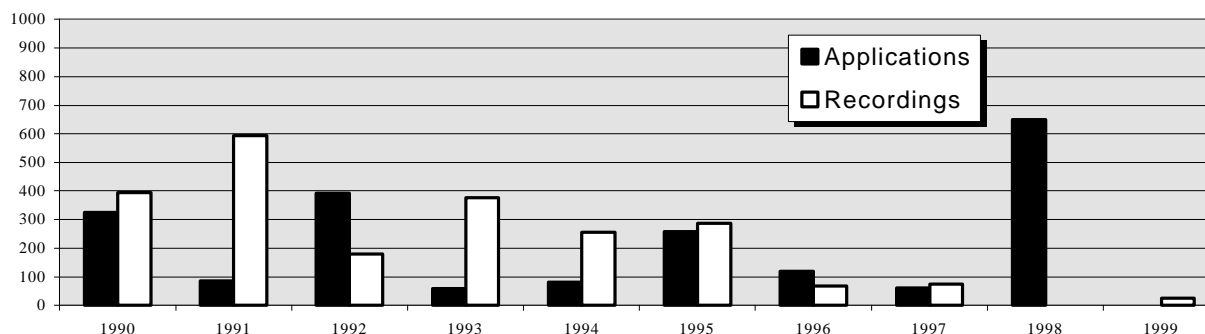


## Applications and Recorded Formal Plats

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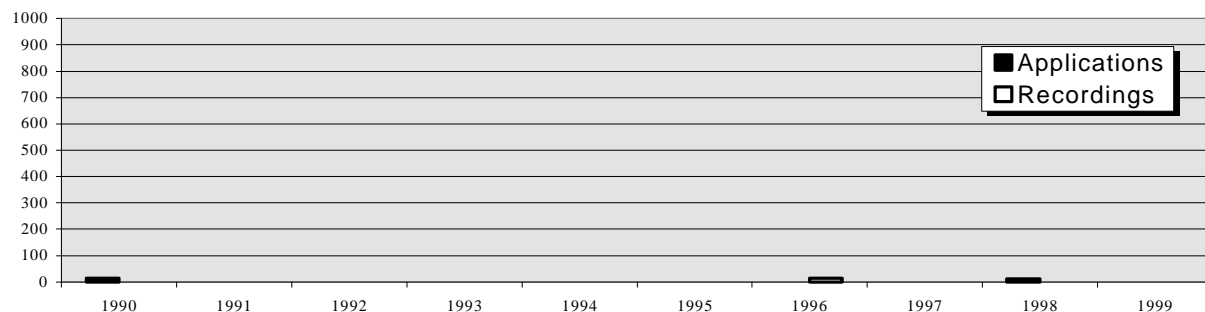
### TAHOMA / RAVEN HEIGHTS

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	15	325	404.77	6	395	249.14
1991	4	87	72.07	7	594	354.19
1992	2	391	1,742.01	6	179	174.15
1993	2	59	54.85	9	376	191.17
1994	2	81	42.00	5	255	130.34
1995	4	258	55.29	8	288	73.08
1996	2	119	58.87	3	67	158.69
1997	3	61	70.61	3	75	63.69
1998	3	649	958.10	0	0	0.00
1999	0	0	0.00	1	26	39.12
<b>TOTAL</b>	<b>37</b>	<b>2,030</b>	<b>3,458.57</b>	<b>48</b>	<b>2,255</b>	<b>1,433.57</b>



### VASHON

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	1	14	3.24	0	0	0.00
1991	0	0	0.00	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	0	0	0.00	0	0	0.00
1995	0	0	0.00	0	0	0.00
1996	0	0	0.00	1	13	3.24
1997	0	0	0.00	0	0	0.00
1998	1	12	11.56	0	0	0.00
1999	0	0	0.00	0	0	0.00
<b>TOTAL</b>	<b>2</b>	<b>26</b>	<b>14.80</b>	<b>1</b>	<b>13</b>	<b>3.24</b>



## 20-Year Household Growth Targets

### Unincorporated King County by Community Planning Area

Revised for Reduction of Unincorporated Urban Targets to accommodate Annexations and Incorporations after CPP adoption.

Jurisdiction	1990 HOUSEHOLDS	ORIGINAL 1994 Growth Target			Household Reduction (Adjusted Cities Target)	RURAL Growth Target	New URBAN Target Growth Range As of 1-1-98	
		*Urban	*Rural	TOTAL			low:	High:
Bear Creek	6,600	3,400	1,600	4,300-5,700	328	1,600	2,572	3,572
East King County	300	0	50	0-100	0	50	0	0
East Sammamish	10,500	7,650	950	8,000-9,200	388	950	6,812	7,712
Eastside/Green River Valley	1,350	0	0	0	0	0	0	0
Enumclaw	4,100	0	300	250-350	0	300	0	0
Federal Way	10,800	3,750	0	3,300-4,200	756	0	2,544	3,444
Highline	32,200	1,650	0	1,400-1,900	64	0	1,336	1,836
Newcastle	16,000	3,050	400	2,900-4,000	1,212	400	1,388	2,288
Northshore	23,600	3,000	250	2,800-3,700	116	250	2,484	3,284
Shoreline	23,500	3,000	0	2,600-3,400	2,870	0	0	260
Snoqualmie Valley	7,500	0	1,100	900-1,300	0	1,100	0	0
Soos Creek	32,100	9,100	650	9,150-10,350	3,093	650	5,507	6,507
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300	2,696	1,300	304	1,104
Vashon	3,800	0	400	300-500	0	400	0	0
<b>Uninc. King Co. Total:</b>	<b>184,050</b>	<b>38,000</b>	<b>7,000</b>	<b>40,048-50,000</b>	<b>11,523</b>	<b>7,000</b>	<b>22,947</b>	<b>30,007</b>
<b>Cities Total:</b>	<b>431,750</b>			<b>131,768 - 172,558</b>			<b>142,646</b>	<b>184,719</b>
<b>KING COUNTY TOTAL:</b>	<b>615,800</b>	<b>38,000</b>	<b>7,000</b>	<b>184,913-212,546</b>			<b>171,171</b>	<b>223,196</b>

\* Figures represent midpoint of range.

**Notes:** Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within the Urban and Rural designated areas of each planning area. The unincorporated total targets were originally established by the Countywide Planning Policies in July, 1994.

The "Reduction of Unincorporated Urban Targets, Household Growth Target Reduction by Planning Area" Table established a breakdown by Subarea of the King County new household targets for the Urban Growth Area, which reflects annexations and Incorporations that have occurred since the adoption of this plan in 1994. Although they may be defined through future planning with affected communities and adjacent cities, these ranges are intended to be used as guide for future planning of land uses and decisions on services and infrastructure.

1. Bear Creek Urban Area consists almost entirely of designated UPD.
2. Only small area of Shoreline remained unincorporated in January 1998. Range reduced accordingly.
3. Low and High range totals do not agree exactly with CPPs Appendix 2A because of Shoreline
4. This table accounts for adjustments through January 1998 only.
5. The cities of Kenmore and Sammamish incorporated after 1-1-98.

**Source:** King County Comprehensive Plan, 2000.

## Preliminary Residential Dwelling Unit Capacity Unincorporated King County, 1995

### URBAN LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	2,130	3,950	0	0	2,130	3,950
Eastside	0	0	0	0	0	0
East King County	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0
East Sammamish	8,228	12,008	601	1,849	8,829	13,857
Federal Way	1,547	5,065	263	919	1,810	5,984
Green River Valley	165	217	38	43	203	260
Highline	354	3,431	107	685	461	4,116
Newcastle	1,225	1,965	151	372	1,376	2,337
Northshore	1,191	3,327	453	2,417	1,644	5,744
Soos Creek	2,420	9,074	716	1,610	3,136	10,684
Shoreline	27	132	26	152	53	284
Snoqualmie	1,137	1,160	105	538	1,242	1,698
Tahoma/Raven Heights	972	4,164	162	1,472	1,134	5,636
Vashon	0	0	0	0	0	0
<b>Urban Total:</b>	<b>19,396</b>	<b>44,144</b>	<b>2,622</b>	<b>8,258</b>	<b>22,018</b>	<b>54,550</b>

### RURAL LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	4,388	1,592	368	21	4,756	1,613
Eastside		0	0	0	0	0
East King County	35,050	1,004	179	4	35,229	1,008
Enumclaw	8,512	994	0	0	8,512	994
East Sammamish	2,953	526	302	22	3,255	548
Federal Way	0	0	0	0	0	0
Green River Valley	0	0	0	0	0	0
Highline	0	0	0	0	0	0
Newcastle	1,146	443	73	13	1,219	456
Northshore	473	212	285	30	758	242
Soos Creek	2,977	850	289	27	3,266	877
Shoreline	0	0	0	0	0	0
Snoqualmie	23,242	3,045	2,551	552	25,793	3,597
Tahoma/Raven Heights	4,914	2,126	815	901	5,729	3,027
Vashon	6,146	2,594	461	41	6,607	2,635
<b>Rural Total:</b>	<b>89,801</b>	<b>13,386</b>	<b>5,323</b>	<b>1,611</b>	<b>95,124</b>	<b>14,997</b>

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity) in urban and rural designated areas of unincorporated King County.

**NOTES:**

(1) Dwelling unit capacity provides an estimate of the ability of jurisdictions to accommodate future household growth on residentially zoned lands. Dwelling unit capacity has two components: dwelling units that can be built on vacant land, and additional units that can be accommodated on partly utilized or already developed land.

(2) Capacity estimates in the table have been discounted for factors that reduce site yields: critical areas, right-of-way, and lands for other public purposes such as parks and schools. The estimates also have been discounted for "market" factors to allow for the fact that not all lands will be available for use within the 20-year planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated October 1994) and Shoreline (incorporated August 1995) are not included in this table. The cities of Covington and Maple Valley were still unincorporated in 1995, so their capacity is included in the table.

**Source:** King County Department of Development and Environmental Services.

## Forest Practice Applications in Unincorporated King County Land Outside U.S. Forest Service Jurisdiction, 1990 - 1998

	1990	1991	1992	1993*	1994	1995	1996	1997	1998
<b>Forest acres harvested and replanted**</b>									
<b>Acres Harvested</b>	<b>10,159</b>	<b>12,493</b>	<b>8,222</b>	<b>10,127</b>	<b>11,361</b>	<b>9,692</b>	<b>8,625</b>	<b>10,565</b>	<b>8,802</b>
Inside Forest Production District (Class 2,3)	9,022	10,814	4,200	6,249	9,178	8,022	6,974	8,790	7,656
Outside Forest Production District (Class 2,3)	948	1,155	2,474	3,685	2,183	1,653	1,604	1,663	495
Class 4 Special***	189	524	1,548	193	0	18	47	112	651
<b>Total No. of Harvest Applications</b>	<b>256</b>	<b>269</b>	<b>214</b>	<b>381</b>	<b>350</b>	<b>297</b>	<b>304</b>	<b>308</b>	<b>214</b>
Inside Forest Production District	190	201	121	133	165	153	180	205	163
Outside Forest Production District	66	68	93	248	185	144	124	103	51
<b>Forest acres converted (Class 4 General)****</b>									
<b>Acres Converted</b>	<b>728</b>	<b>426</b>	<b>445</b>	<b>1,131</b>	<b>306</b>	<b>674</b>	<b>754</b>	<b>541</b>	<b>1,483</b>
Inside Forest Production District	1	71	7	13	0	0	4	58	145
Outside Forest Production District	727	355	438	1,118	306	674	750	483	1,338
<b>Total No. of Conversion Applications</b>	<b>61</b>	<b>29</b>	<b>28</b>	<b>100</b>	<b>32</b>	<b>41</b>	<b>56</b>	<b>37</b>	<b>35</b>
Inside Forest Production District	5	12	1	4	0	0	1	3	8
Outside Forest Production District	56	17	27	96	32	41	55	34	27
<b>TOTAL ACRES CUT</b>	<b>10,887</b>	<b>12,919</b>	<b>8,667</b>	<b>11,258</b>	<b>11,667</b>	<b>10,366</b>	<b>9,379</b>	<b>11,106</b>	<b>10,285</b>
<b>Community Planning Areas (Total Acres Cut)</b>									
Bear Creek	188	35	111	162	161	312	132	26	1,091
East King County	4,426	6,478	2,872	2,854	2,978	2,951	2,238	3,155	3,529
East Sammamish	65	47	69	599	247	320	288	270	184
Enumclaw	526	1,040	900	970	540	1,201	1,484	1,068	980
Federal Way	0	0	15	88	20	2	6	50	28
Newcastle	171	118	122	97	92	131	80	11	3
Northshore	3	2	21	3	16	24	52	11	5
Snoqualmie	4,928	4,160	2,673	3,858	6,284	4,330	3,699	5,479	3,684
Soos Creek	48	14	228	546	114	188	365	58	39
Tahoma Raven Heights	467	905	1,533	1,963	1,179	949	950	836	688
Vashon Island	60	35	111	103	29	69	56	61	52
Other (urban) Community Planning Areas * &	0	84	12	9	6	0	29	81	4
<b>Total Number of Forest Practice Applications</b>	<b>40</b>	<b>345</b>	<b>326</b>	<b>259</b>	<b>481</b>	<b>431</b>	<b>420</b>	<b>360</b>	<b>345</b>
Number of Approved Forest Practice Apps.	315	298	242	n/a	382	360	334	327	237
Number of Disapproved Forest Practice Apps.	30	28	17	n/a	49	60	26	18	12
<b>Disapproved Applications (Total Acres)</b>	<b>541</b>	<b>586</b>	<b>198</b>	<b>n/a</b>	<b>453</b>	<b>697</b>	<b>511</b>	<b>448</b>	<b>548</b>
Harvest (Class 2,3,4S)	269	3	5	n/a	285	442	252	436	539
Conversion (Class 4G)	272	583	193	n/a	168	255	259	12	9

\* 1993 data are for Forest Practice Applications submitted for approval; complete records re final approval/disapproval are not available.

\*\* Classes 2,3, and 4-Special apps. are issued where forestry will be continued; the land must be reforested within 3 yrs after harvest.

\*\*\* Class 4-Special forest applications are issued where the proposal has potential for a substantial impact on the environment and must comply with requirements of the State Environmental Policy Act.

\*\*\*\* Class 4-General applications are forest practices including harvests on lands that will be converted to a use other than forestry. The future use may be urban, pasture, mining or other use incompatible with forestry. Reforestation is not required.

\* & Other (Urban) Community Planning Areas: Eastside, Green River, Highline and Shoreline.

Source: Washington Department of Natural Resources and King County Department of Development and Environmental Services